

ORGANIZATIONAL MEETING
BRECKSVILLE PLANNING COMMISSION
City Council Chambers - Brecksville City Hall
January 4, 2024 Page 1

Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria,
Robin Wilson

Others: Monica Bartkiewicz, Gerald Wise and approximately 14 guests

Mr. Caruso opened the Organizational Meeting at 7:00 PM and proceeded with the election of Planning Commission officers for the coming year by requesting nominations for the position of Chairperson of the Planning Commission.

Mr. Sciria nominated, and Ms. Redinger seconded, to elect Mr. Lahrmer as Chairperson of the Planning Commission.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston, Mr. Caruso
Nays: None
MOTION CARRIED

Mr. Caruso nominated, and Mr. Lahrmer seconded, to elect Mr. Sciria as Vice Chairperson of the Planning Commission.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mayor Kingston, Mr. Caruso
Abstain: Mr. Sciria
Nays: None
MOTION CARRIED

Mr. Sciria nominated, and Mr. Caruso seconded to elect Ms. Kardos as Secretary of the Planning Commission.

ROLL CALL: Ayes: Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mayor Kingston, Mr. Caruso
Abstain: Ms. Kardos
Nays: None
MOTION CARRIED

The Organizational Meeting was closed at 7:06 PM

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
LAWRY KARDOS, SECRETARY

Minutes recorded by Jeanne Magistro

PUBLIC HEARING TO REVIEW A SIGN PACKAGE REQUIRING DEVIATIONS
BRECKSVILLE PLANNING COMMISSION
City Council Chambers - Brecksville City Hall
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Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria,
Robin Wilson
Others: Monica Bartkiewicz, Gerald Wise and approximately 14 guests

Mr. Lahrmer opened the Public Hearing at 7:07 PM by reading the following legal notice published in the December 21, 2023 issue of the *Sun Star Courier*.

The Brecksville Planning Commission will hold a Public Hearing on Thursday, January 4, 2024 at 7:00 PM at Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to review a sign package proposal requiring deviations from the Planning & Zoning Code for Julie Billiard Schools, 8611 Weise Road, Brecksville, OH 44141.

Samantha Evers, launch principle of Julie Billiard Schools, and Daryl Deckard, Community Engagement Officer, were present before the Commission to request replacement of current signage with new signage.

There were no questions from the public or Commission members. The Public Hearing closed at 7:09 PM

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
LAWRY KARDOS, SECRETARY

Minutes recorded by Jeanne Magistro

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
City Council Chambers - Brecksville City Hall
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Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria,
Robin Wilson
Others: Monica Bartkiewicz, Gerald Wise and approximately 14 guests

Mr. Lahrmer opened the Regular Meeting of the Planning Commission at 7:09 PM

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF DECEMBER 7, 2023 FOR A 12 LOT MAJOR SUBDIVISION INCLUDING FRONTYARD SETBACKS ON SNOWVILLE RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Public Hearing Meeting Minutes of December 7, 2023 for a 12 Lot Major Subdivision including Front Yard setbacks be approved.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,
Mr. Caruso
Nays: None
MOTION CARRIED

APPROVAL OF THE PUBLIC HEARING MEETING MINUTES OF DECEMBER 7, 2023 FOR A 16 LOT MAJOR SUBDIVISION INCLUDING FRONTYARD SETBACKS AT 9457 HIGHLAND DR.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission Public Hearing Meeting Minutes of December 7, 2023 for a 16 Lot Major Subdivision including Front Yard Setbacks be approved.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,
Mr. Caruso
Nays: None
MOTION CARRIED

APPROVAL OF THE REGULAR MEETING MINUTES OF DECEMBER 7, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Planning Commission Regular Meeting Minutes of December 7, 2023 be approved.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,
Mr. Caruso
Nays: None
MOTION CARRIED

APPROVAL OF THE WORK SESSION MEETING MINUTES OF DECEMBER 7, 2023

It was moved by Mr. Lahrmer and seconded by Mr. Sciria, that the Planning Commission Work Session Meeting Minutes of December 7, 2023 be approved.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,
Mr. Caruso
Nays: None
MOTION CARRIED

SIGNS:

JULIE BILLIART SCHOOLS – 8611 WIESE RD.

Samantha Evers, launch principle of Julie Billiart Schools, and Daryl Deckard, Community Engagement Officer, were present before the Commission to request replacement of current signage with new signage. Mr. Deckard explained all signs would be replacement signs aside from the glass on the entryway. Ms. Evers explained all signs were purposeful as far as directional, information or safety needs. Commission members had no comments.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve a sign package for Julie Billiart Schools, located at 8611 Wiese Road, Brecksville, Ohio, 44141 as described in the sign permit application dated November 20, 2023, attached documentation, and drawings by Hasenstab Architects, and detailed as follows:

- one (1) 2-sided, 8.3 sq. ft. per sign face, non-illuminated ground identification sign replacement (Sign Type 1),
- one (1) 8.24 sq. ft. non-illuminated ground identification sign (Sign Type 2),
- three (3) 1.5 sq. ft. information sign (Sign Type 3),
- one (1) 2.17 sq. ft. information sign (Sign Type 4),
- one (1) 4.0 sq. ft. directional canopy sign (Sign Type 5),
- one (1) 2.0 sq. ft. information canopy sign (Sign Type 6),
- one (1) 1.36 sq. ft. door identification sign (Sign Type 7).

contingent on City Council's approval of the following deviations:

1. A deviation from Section 1187.11(b) that one (1) ground identification sign be permitted per zoning lot to allow two (2) ground identification signs.
2. A deviation from Section 1187.11(b) that ground identification signs be located 15' from the ROW and 50' from the lot line to permit a ground identification sign (Sign Type 1) to be located 5.5' from the ROW and 2' from the lot line.
3. A deviation from Section 1187.11(b) that ground directional signs be permitted to allow for a canopy directional sign (Sign Type 5).
4. A deviation from Section 1187.05 that no more than four (4) compatible colors be permitted on any sign, including the sign face and base, to permit a maximum of five (5) colors.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,
Mr. Caruso
Nays: None
MOTION CARRIED

INFOCUS DESIGN STUDIO – 7520 CHIPPEWA RD.

Jessica Ruff, Ruff Neon Sign, was present to request a non-illuminated wall identification sign in the existing panel. Mr. Lahrmer explained the sign is consistent with other businesses and has received approval by the property manager. Commission members had no questions/comments.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve and the Building Department's issuance of a permit for a 10 sq. ft. non-illuminated wall identification sign for InFocus Design Studio at Brecksville Town Center, 7520 Chippewa Road, Brecksville, Ohio 44141 as described in the application dated December 1, 2023 and attached drawings by Ruff Neon Sign.

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ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,
Mr. Caruso
Nays: None
MOTION CARRIED

THE CONCIERGE CLINIC – 8969 BRECKSVILLE RD. SUITE B

Brian Becker, Becker Signs, was present to request a wall sign on the front and the rear of the building. He explained it was pretty much the same size as the previous signage and would be in the same location. Mr. Lahrmer mentioned there was (1) deviation required because of the building being 2-sided and the Commission has approved signs in the past for signs on both sides of a building. Ms. Kardos asked if the font was thick enough and Mr. Becker explained it's the same as what is used on other signs in Brecksville. Ms. Wilson had the same question but Mr. Becker explained it's most likely because of the distance the photo was taken from and he was comfortable with the size of the font. There were no further questions from the Commission.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issuance of a permit for one (1) 15.8 sq. ft. permanent identification wall sign on the building frontage and one (1) 15 sq. ft. permanent identification wall sign at the rear of the building for The Concierge Clinic, located at 8969 Brecksville Road, Ste B, Brecksville, Ohio 44141 as described in the application dated December 18, 2023, and attached drawings, contingent on approval by City Council of the following deviation:

- From Section 1187.09(d)(2) that external facing building units above the ground floor shall be entitled to 1 identification wall sign not exceeding 3 sq. ft. in area, located on an inside wall either on the upper floor or on an entrance to the upper floor, to allow 2 permanent identification wall signs, one (1) 15.8 sq. ft. and one (1) 15 sq. ft., respectively located on the second floor of the building frontage and building rear.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,
Mr. Caruso
Nays: None
MOTION CARRIED

SIGNATURE SAUCES – 10140 BRECKSVILLE RD.

Jack Maxwell, Brilliant Electric Sign, explained he previously went before the Commission to repurpose an existing ground sign and Signature Sauces has since decided they would like to replace the entire sign. The new sign would have internal illumination and Mr. Maxwell explained that only the letters and logo will illuminate at night. Mr. Lahrmer asked what was being applied to the plexi and Mr. Maxwell explained it would be a purple vinyl. There were no further questions from the Commission.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve, and the Building Department issuance of a permit for one (1) 32 sq. ft. per side internally illuminated ground sign for Signature Sauces, 10140 Brecksville Road, Brecksville, Ohio, as described in the application dated December 4, 2023.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,
Mr. Caruso
Nays: None
MOTION CARRIED

REGULAR MEETING
BRECKSVILLE PLANNING COMMISSION
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REPORT OF COUNCIL REPRESENTATIVE – Mr. Caruso wanted to again congratulate Mayor Kingston as our new Mayor and looks forward to everyone working together and is excited to be part of the process.

REPORT OF MAYOR KINGSTON – Mayor Kingston thanked the Commission members and looks forward to working with the new Commission. He also mentioned this is, historically, the first time there have been three women serving on the Commission.

REPORT OF CITY ENGINEER – No Report

The Regular Meeting recessed into the Work Session, and reopened to make a motion.

WATER'S EDGE LOT CONSOLIDATION – 7014 & 7020 MILL RD.

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for Approval of a lot consolidation for 7014 Mill Road (PPN 601-30-013) and 7020 Mill Road (PPN 601-30-013), Brecksville, Ohio, 44141, as described in the application dated December 16, 2023 and shown on the lot consolidation plan by RM Kole & Associates, dated November 1, 2023 and contingent upon approval of the following variances:

- 1) From section 1117.09 requirement that each lot be generally rectangular in form to allow a lot of irregular shape
- 2) From section 1155.32 requirement that a building be set back 100' from the right-of-way to allow a setback of 23'
- 3) From section 1155.32 requirement of a 40' side yard setback adjacent to an R-8 district to allow a setback of approximately 23'
- 4) From section 1155.32 requirement of a 20' side yard setback adjacent to an R-8 district to allow a setback of approximately 0' existing

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,
Mr. Caruso
Nays: None
MOTION CARRIED

The Regular Meeting recessed into the Work Session, and reopened to make a motion.

TIMOTHY LANE FRONT YARD SET BACK – 12215 TIMOTHY LANE

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission will hold a Public Hearing at 7:00 P.M. on Thursday, January 25, 2024, in Council Chambers of Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio, to establish a Front Yard Setback of 210' for PP# 605-20-010, 12215 Timothy Lane, Brecksville, Ohio 44141

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,
Mr. Caruso
Nays: None
MOTION CARRIED

The Regular Meeting recessed into the Work Session, and reopened to make a motion.

VA – MIXED USE PHASE 1 - MAIN ROADWAY FINAL

It was moved by Mr. Lahrmer and seconded by Mr. Sciria that the Planning Commission approve Final Engineering Approval of the roadway ("BPDA Phase I") at Valor Acres (Mixed-Use Phase 1), excluding final landscaping, lighting, signage, and site amenities approval, as described in the application dated December 22, 2023 and following plans, drawings, and documents:

- Main Roadway Civil Drawings, dated December 22, 2023
- VA Mixed Use Parking Study, dated November 20, 2023
- Geotechnical Engineering Report, dated August 24, 2023
- Traffic Study, dated December 2022
- Truck Turning Study
- Plat, dated July 12, 2023
- Declaration of Easements, Version 4
- Lighting Concept, dated December 22, 2023
- Stormwater Management Report, dated August 2023
- Stormwater Calculations, dated December 2023
- Signage Concept Package, dated December 22, 2023

subject to approval by the City Engineer and City Council.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,
Mr. Caruso
Nays: None
MOTION CARRIED

The Regular Meeting recessed into the Work Session, and reopened to make a motion.

VALOR ACRES MIXED USE PHASE 2 – BPDA BUILDING I – CIVIL FINAL APPROVAL

It was moved by Mr. Lahrmer and seconded by Mr. Sciria for Final Approval of Building I as a Business Planned Development Area ("BPDA") Phase (Phase II), at Valor Acres (Mixed-Use Phase 1), excluding the already-approved building façade and structure, and excluding final landscaping, lighting, signage, and site amenities approval, as described in the application dated December 22, 2023 and following plans, drawings, and documents:

- Site Improvement Plans for Building I, dated December 22, 2023
- Main Roadway Civil Drawings, dated December 22, 2023
- VA Mixed Use Parking Study, dated November 20, 2023
- Geotechnical Engineering Report, dated August 24, 2023
- Traffic Study, dated December 2022
- Truck Turning Study
- Plat, dated July 12, 2023
- Declaration of Easements, Version 4
- Lighting Concept, dated December 22, 2023
- Stormwater Management Report, dated August 2023
- Stormwater Calculations, dated December 2023
- Signage Concept Package, dated December 22, 2023

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subject to approval by the City Engineer and City Council.

ROLL CALL: Ayes: Ms. Kardos, Ms. Wilson, Ms. Redinger, Mr. Lahrmer, Mr. Sciria, Mayor Kingston,
Mr. Caruso
Nays: None
MOTION CARRIED

The Regular Meeting closed at 9:45 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
LAWRY KARDOS, SECRETARY

Minutes recorded by Jeanne Magistro

MINUTES OF THE WORK SESSION
BRECKSVILLE PLANNING COMMISSION
City Council Chambers - Brecksville City Hall
January 4, 2024 Page 1

Present: Dominic Caruso, Lawry Kardos, Mayor Kingston, Eric Lahrmer, Laura Redinger, Dominic Sciria, Robin Wilson
Others: Monica Bartkiewicz, Gerald Wise and approximately 14 guests

Mr. Lahrmer opened the Work Session Meeting at 9:45.

WATER'S EDGE CONSULTATION – 7014 & 7020 MILL RD.

Alexis Bucciere, property owner, was before the Commission for a consultation and lot consolidation on Mill Rd. She planned to open a café and needs to consolidate the parcels for additional parking. The vacant lot will be for customer parking and the current parking area will be for employees and deliveries. She presented renderings of what the café will look like on the outside with the current side of the building now being the front of the building, including a ramp. Ms. Bucciere mentioned some of the exterior materials she will be using on the exterior of the building including stone, vinyl that looks like wood and metal. She explained her 3 to 5 year plan was to have seating by the creek, such as small tables and a fire pit.

Mr. Wise's review started with the consultation and asked Ms. Bucciere if she was aware of the fact that this property will flood significantly. She was aware as it had flooded a few days after the purchase of the property. Mr. Wise mentioned the parking lot she is proposing will flood and be under water. He put together a map and explained, because she is filling on a floodplain, a flood permit will be required. Mr. Wise asked about the ramp and Ms. Bucciere informed Mr. Wise, and the Commission, the ramp will come off to the left of the door as opposed to the right side that is shown in the drawing. Mr. Wise questioned the parking lot being proposed and mentioned other options for the parking lot that would not require as much paving. Mr. Wise also mentioned the storm sewer can't go to Mill Rd. and would have to go to the rear of the property, giving Ms. Bucciere other options/suggestions for the drainage.

Mr. Lahrmer questioned the sharp turn into the lot and Mr. Wise thought if they re-designed the parking lot that would not be an issue. Ms. Wilson was in favor of the café. Ms. Redinger wanted to confirm that the intention to have all the main traffic come in the eastern drive and the western drive to be used for employees and deliveries. Ms. Bucciere confirmed that was the intention.

Mr. Sciria felt the café will be a welcome addition. He went through the variances that should be acknowledged due to the location of the existing structure and driveways. He stated that these variances are not necessarily required for the lot consolidation, but would be required for future plan approvals. There were no further comments from Commission members.

WATER'S EDGE LOT CONSOLIDATION – 7014 & 7020 MILL RD.

Mr. Wise had no issues with the lot consolidation. He mentioned the following items needed for the lot consolidation:

- 1) Legal Description
- 2) Show Chippewa Creek Floodplain and Floodway
- 3) Label existing structure – side and front setbacks
- 4) Change signature blocks

There were no further questions/comments and the Work Session recessed into the Regular Meeting for a motion.

KING TUT PATIO – 8801 BRECKSVILLE RD.

Hadio Soliman, owner of King Tut restaurant, was before the Commission to request the addition of a 10' x 20' patio area in front of the restaurant with room for (3) tables. The area would be fenced and either concrete or pavers where the existing grass is. Mr. Lahrmer informed the Commission members that this is part of a PDA and asked Ms. Barkiewicz if this infringes on any green space requirements. She didn't believe it did but would check.

Mr. Wise commented that they are asking to install a patio 5' off the edge of the main drive aisle and not an ideal area. Mr. Caruso was concerned with safety being so close to the main drive of a heavily used parking lot. Ms. Wilson asked if Ms. Soliman had spoken to the businesses on either side of her and was told she had only spoken to the landlord, who had approved the request. Ms. Kardos asked if the grass would stay and Ms. Soliman replied it would be stamped concrete or something similar. Ms. Kardos was also concerned with the proximity to the main driveway. Ms. Redinger, also concerned with the proximity to the parking lot, asked if it could possibly go closer to the building. Mr. Lahrmer was also concerned with safety and liked the idea of possible seating against the building. Mr. Wise said they could possibly re-route the sidewalk. Commission members were in agreement with trying to put the tables against the building. There were no further questions/comments.

TIMOTHY LANE FRONT YARD SET BACK – 12215 TIMOTHY LANE

Mark Leszynski was present representing Erik Eckart who is currently living in Montana. He explained Mr. Eckart is looking to purchase the property and build a house and requires a front yard setback to be established. He passed out an updated drawing requesting the setback to be 210'. He was asked if Mr. Eckart owned the property and was told he did not. Ms. Barkiewicz told the Commission there was an agreement between him and the owner of the property. Mary Alice Buckley, realtor with Caldwell Banker, was present and explained they have a signed, accepted offer and explained she's been in touch with both the buyer and seller. She was asked to provide a letter from the current owner to put on file to be able to proceed with this request. Mr. Lahrmer informed the Commission this request is not for approval tonight but to schedule the Public Hearing to establish the set back. Mr. Wise, for the record, explained that this is Echo Hills Section 1, part of Echo Hills Estates going back to the 1950's. This a lot of record typical to the time, and the location of the proposed home seems reasonable due to the topography. Mr. Sciria asked if the owner of the property had spoken to the neighbors and Ms. Buckley explained the neighbors were informed the property would be going up for sale and they were not interested in buying the property. Commission members had no further questions/comments and they proceeded to schedule the public hearing.

VALOR ACRES MIXED-USE PHASE 1 – MILLER ROAD/BRECKSVILLE ROAD

Present: Kevin DiGeronimo, DiGeronimo Properties
MacKenzie Makepeace, Director of Mixed Use Development

Mr. DiGeronimo explained to the Commission that since their Preliminary Approval in October, 2023, materially, not much has changed other than the design has been more detailed and advanced. They have included, in this submittal, what is needed to go from Preliminary to Final approval. He mentioned the hotel is not ready for Final approval at this time. They are also requesting Final Approval for Building I civils and the Main Roadway.

Ms. Makepeace began by showing the overall Valor Acres site. She explained they would be going over the mixed-use phase tonight which included Building D, E, F, G & H, giving a brief overview of each building. Building D & F, sister buildings, some of the units actually got a little bigger and (1) unit changed from a studio to a one-bedroom. Ms. Makepeace did mention again that they have different architects working on the project.

Mr. Lahrmer gave a quick review to the new Commission members, explaining some history of review and approval of a BPDA.

VALOR ACRES MIXED-USE PHASE 1 – BUILDING D & F

Mr. Lahrmer opened questions/comments from the Commission. Mr. Wise commented as far as the site and the buildings, he has no comment. Everything has been addressed. There are some additional approvals needed for the roadway. Building C lot split will need county tax map approval and a Development Agreement for the Mixed Use will need to be submitted.

Mr. Lahrmer began with the concern the Commission had with the Junior apartments as far as closet and storage space. Ms. Makepeace explained how they came up with the additional square footage to meet what the code required. Mr. Lahrmer also mentioned he did not see plans in the submittal for a 1-bed, 1-bed plus or any of the other room types and would like to see those other room types to move forward to final approval. Ms. Kardos would also like to have submitted how they reached the square footage required in the smaller units. Mr. Lahrmer asked if there were any changes to the exterior since preliminary approval and Ms. Makepeace said no changes were made. Mr. Lahrmer would also like the signage resolved, which involves all the buildings, before final approval. There was much discussion between Commission members, Ms. Makepeace and Mr. DiGeronimo regarding the signage on all buildings. Mr. Lahrmer explained the signage is within the BPDA and understands there will be variations, however the look needs to be cohesive with a sign concept. Mr. DiGeronimo proposed proceeding with following current city standards and if that changes they would come back to Planning Commission. Mr. Lahrmer questioned whether the horizontal band would be in play for each tenant or being built by DiGeronimo and is set. Mr. DiGeronimo responded it is intended to be built as shown, however the band could change depending on the tenant. Ms. Kardos questioned the lighting for the signs, because of the residential above, and Mr. DiGeronimo believes most will be backlit signs. Mr. Lahrmer requested removing front lit channel letters from the approval. Mr. Sciria referred to section 1155.33(c)(6) compliance with lighting. Ms. Wilson asked about the lighting on the streets and was told that Josh Decker, expert on the lighting, was not able to attend this meeting. Mr. DiGeronimo explained they would have street lighting, downward facing and following dark skies criteria. Mr. Lahrmer requested a photometric study be submitted and for final approval the plans for 1 and 2 bedroom units and all other information requested for Building D, E and F. There were no further questions/comments from the Commission.

VALOR ACRES MIXED-USE PHASE 1 – BUILDING E - MILLER ROAD/BRECKSVILLE ROAD

Mr. Lahrmer asked if they still planned to have the (6) street level units and Ms. Makepeace confirmed they did plan on keeping those units ground level. There were no further questions/comments from the Commission.

VALOR ACRES MIXED-USE PHASE 1 – BUILDING G- MILLER ROAD/BRECKSVILLE ROAD

Ms. Kardos wanted to confirm no changes were made since Preliminary Approval and Ms. Makepeace confirmed. Mr. Lahrmer and Mr. DiGeronimo spoke about the different levels of parking and how they were to be used. Mr. Lahrmer requested a further level of definition as to how the parking usage is broken down for final approval. Mr. DiGeronimo explained the property north of the garage is identified as landbank parking if needed. There were no further questions/comments from the Commission.

VALOR ACRES MIXED-USE PHASE 1 – BUILDING H- MILLER ROAD/BRECKSVILLE ROAD

There was much discussion regarding the band on the building for signage, lighting and the actual signage. There were no further questions from Commission members.

BUILDING D, E & F – NEEDED FOR FINAL APPROVAL

Mr. Lahrmer would like to see the additional information they spoke about including the other unit layouts, storage and the refinement/concepts on the sign package for final approval.

BUILDING G – PARKING GARAGE – NEEDED FOR FINAL APPROVAL

Mr. Lahrmer requested that Mr. DiGeronimo write into the parking garage agreement that there is landbanked parking and if it's not needed they can come back to amend the agreement. The parking garage agreement will be read, when approved, as a condition of the approval.

BUILDING H – NEEDED FOR FINAL APPROVAL

Signage at grade level requested for final approval.

Mr. Sciria had questions/comments regarding the entire development. He requested the following:

- 1) How does the development to date comply with the agreement of 1/3 residential, 1/3 retail and 1/3 commercial
- 2) A table showing percentages of the residential, retail and commercial both approved and proposed
- 3) What will be the composition of residential, retail and commercial buildings. Then, in the next phase of development, what will that be as far as the 1/3, 1/3, 1/3 plan.
- 4) Since reference has been made to an entertainment district as part of future development plans, what does that mean for the current proposal that we are being asked to approve this evening
- 5) So the Commission will have the big picture, how does an entertainment district fit into plans for the remaining next phase of development and how it fits with the 1/3, 1/3, 1/3 plan

VALOR ACRES MIXED USE PHASE 2 – BPDA BUILDING I – CIVIL FINAL APPROVAL

Mr. Lahrmer asked Mr. DiGeronimo about a verbal discussion regarding an elevated parking lot and was told they were no longer doing that currently. Mr. Wise had no comments. Mr. Lahrmer wanted to mention the Commission approved just an island of property around Building I so they could proceed with construction of Building I. There was discussion regarding signage and parking. There were no other questions/comments and the Work Session recessed into the Regular Meeting for a motion.

VALOR ACRES MIXED USE PHASE 1 – MAIN ROADWAY FINAL APPROVAL

Mr. Lahrmer asked Mr. DiGeronimo if the lighting would be part of the roadway or separate and Ms. Makepeace said they could come back with the landscape/lighting package. Mr. Wise had no issues with the main roadway. There were no further questions and the Work Session recessed into the Regular Meeting for a motion.

The Work Session closed at 10:45 p.m.

THE BRECKSVILLE PLANNING COMMISSION

ERIC LAHRMER, CHAIRPERSON
DOMINIC SCIRIA, VICE CHAIRPERSON
LAWRY KARDOS, SECRETARY

Minutes recorded by Jeanne Magistro